

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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December 30, 2004

Mr. Rob Strong
Community Development Director
City of Arroyo Grande
P.O. Box 550
Arroyo Grande, CA 93421

Dear Mr. Strong:

Re: Review of Draft Revisions to the City of Arroyo Grande's Adopted Housing Element

Thank you for submitting revisions to the City of Arroyo Grande's adopted housing element, received November 11, 2004 for review which includes supplemental information received on August 17, 2004, September 28, 2004, and October 14, 2004. As you know, the Department is required to review draft housing element amendments and report the findings to the City pursuant to Government Code Section 65585(b). The review was facilitated by several telephone conversations with you and Ms. Kelly Heffernon, the City's Associate Planner.

The Department is pleased to find the revisions to Arroyo Grande's housing element, along with the supplemental information, adequately address the statutory requirements described in the March 18, 2004 review. The revisions include, among other things, an expanded analysis of the development potential of residential mixed-use units and an expanded analysis of governmental constraints affecting housing for persons with disabilities. Once the revisions have been adopted and submitted to the Department for review, Arroyo Grande will be in full compliance with housing element law.

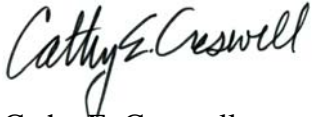
While Arroyo Grande has successfully facilitated the construction of several multifamily projects during the planning period, such development could be constrained by the City's conditional use permit requirements for multifamily development. To mitigate this potential constraint, the City should continue to monitor the effect of the conditional use permit requirements on multifamily development, and if necessary adopt a program to remove or mitigate this requirement.

The Department appreciates the assistance provided by you and Ms. Heffernon during the course of the review. If you have any questions or we can provide further assistance, please contact Michelle Woods, of our staff, at (916) 327-8881.

Mr. Rob Strong
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In accordance with requests received pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive, flowing style.

Cathy E. Creswell
Deputy Director

cc: Kelly Heffernon, Associate Planner, City of Arroyo Grande
Mark Stivers, Senate Committee on Transportation & Housing
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates